

January 3, 2022

Fort Bend County Commissioners' Court
Commissioner Grady Prestage, Pct. 2
1517 Eugene Heimann Circle
Richmond, Texas 77469

Re: Sienna Section 43
Sienna Municipal Utility District No. 6
Sienna Parks & Levee Improvement District
LJA Job No. 1416-1543 (6.1)

Dear Commissioner Prestage:

The proposed single family development of Sienna Section 43 consists of 5.974 acres of land with 42 lots and 2 blocks. The final plat of the same was approved by the City of Missouri City Planning and Zoning Commission on April 14, 2021.

We respectfully request the Court to consider granting the following:

- 1) A variance to the minimum lot area for lots serviced by sanitary sewer shall not be less than 5,000 square feet established under Section 5.14(E)(4) of the Fort Bend County Regulations of Subdivisions and allow a reduced lot size within the proposed Sienna Section 43 plat identified as Lots 2-14 and 16 Block 1 and Lots 2-10 and 12-22, Block 2.

These smaller lots will be marketed to a specific demographic of home buyers who are looking for reduced yard maintenance and maximum living space on a smaller lot

- 2) A variance to the minimum side lot setback distance of five (5) feet on each common lot line as established under Section 5.12(C)(5) of the Fort Bend County Regulations of Subdivisions to allow a zero (0) foot side lot setback on one side of each lot and a five (5) foot side lot setback on the opposite side of each lot. The side lot setbacks on the adjoining lot would be a mirror image of each adjoining lot. This pattern would alternate lots and repeat throughout each block face allowing a single structure to be constructed on two (2) adjoining lots; sharing a party wall on the zero (0) lot line. Each single structure would maintain a minimum ten (10) feet between each adjacent structure. The zero (0) side lot setback of each lot is identified with a triangle on the lot line within the proposed Sienna Section 43 plat and identified as Lots 1-16, Block 1, Lots 1-26, Block 2.

We greatly appreciate your consideration of this variance request.

Thank you,



Laurie Chapa
Sr. Platting Coordinator

LC/sb